



Application for Zoning Atlas Map Amendment

Application submission shall include the following:

- **TRC (*Initial Submission):** One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board:** One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission:** One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed & Legal Description
- St. Lucie County Property Record Card
- Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- Current Survey
- Environmental Study
- Traffic Impact Report
- *** Capacity Analysis-Separate Form
- Drainage Analysis
- Historical Report
- 1 CD of all documents submitted in PDF
- Other _____

1. Property Address/Location: 515 S. Indian River Drive, Fort Pierce, FL 34950
2. Property Tax ID(s): 2410-810-0001-000-9
3. Total Acreage: 1.6
4. Existing Future Land Use Designation: CBD
5. Existing Zoning Classification: C-1
6. Proposed Zoning Classification: PD
7. Other applications being submitted concurrent with this application, if any: Development Review & Design Review

8. Describe the existing uses, improvements and structures on the amendment lands: 2 Existing buildings
 (2,877 sq ft & 1,506 sq ft - gross). Larger Building has conditional use as B&B - and undergoing approval process for remodeling/B&B Use. Smaller building is in process of being converted to residential use from office.
9. Are there any identified or possible historical structures on the amendment lands? Yes, main building, but it has approval for B&B
10. The reason for making this request: PD will allow us the flexibility of use of the vacant land, existing buildings, proposed buildings, structures and open space in multiple, yet, cohesive ways that are aesthetically pleasing while also preserving the Historical assets

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential	OP	C1
South	Office	OP	C1
East	N/A - Water (Indian River)	N/A	N/A
West	Office Building (505 S 2nd St) & Vacant Lot (S 2nd St) <We recently purchased this Vacant Lot>	OP (505 S 2nd St & Vacant Lot)	C1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	CBD	C1	30	1.6	
Proposed	CBD	PD	30	1.6	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day (24,440 GPD)(1.6/3.27) = 12,000 GPD
Proposed Zoning	Total gallons per day 100(4 Residences)(2 persons)+100(12 Persons B&B)+.125(4,750 sf) = 2,600 GPD
Change in Demand	Total gallons per day (-) 9,400 GPD

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 12,000 GPD (See A Above)
Proposed Zoning	Total gallons per day 20 Persons (100 GPD/Person) + .1 (4,750 sf) = 2,475 GPD
Change in Demand	Total gallons per day (-) 9,525 GPD

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	N/A	N/A	N/A
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name	N/A	N/A
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	14(1.6/3.27) = 7
Proposed Zoning	4
Change in Demand	-3

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year - 1 day storm event)

Impact	No impact proposed to the adopted level of service; Site will retain difference between pre and post runoff for the 25 year 72 hour storm event.
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III. Transportation Analysis

G. Traffic		
Most recent ITE Code for use; HCM Roadway Capacity	<i>See Traffic Statement</i>	
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): Crownman FL LLC
 Mailing Address: 103080 SW Village Center Drive, #310
 City Port St. Lucie State FL Zip 34987
 Phone # 302-228-9929
 E-mail: kettlekat@aol.com

13. Name of Applicant: Kris Einstein
 Mailing Address: On File
 City _____ State _____ Zip _____
 Phone # On File Fax # 888-858-5387
 E-mail: On File


14. Name of Representative: Kris Einstein
 Mailing Address: On file
 City _____ State _____ Zip _____
 Phone # On File Fax # 888-848-5387
 E-mail: On File

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

 4/4/18
 Applicant's Signature Date

ON FILE

Address _____ State _____ Zip _____

ON FILE

Phone _____ Fax _____ E-mail Address _____

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Walter Brett & Cheryl Brett

Property Owner's Name (Please Print) _____ Phone _____
 103080 SW Village Center Dr, #310, Port St Lucie FL 34987

Address _____ State _____ Zip _____
 _____ 4418

Property Owner's Signature _____ Date _____

STATE OF FLORIDA)
 ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 4 day of April, 2018, by Walter Brett & Cheryl Brett who is personally known to me or has produced _____ as identification.

 Signature of Notary

(seal)



OFFICE USE:		
DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	

Property Identification

Legal Description

ANDREWS AND RICHARDS S/D THAT PART OF LOT 1 LYG E OF S 2 ST AND BEG ON E LI OF S 2 ST 8 FT S OF N LI OF LOT 2, RUN NELY 95.70 FT TO N LI, TH W ALG N LI TO E LI OF S 2 ST, TH S TO POB AND LOTS 1, 2, 3 AND 4 BLK E OF LOWRY'S S/D (1.60 AC - 68,588 SF) (MAP 24/10H) (1) (OR 3943-2583: 4050-1341: 4066-2908)

Site Address: 515 S INDIAN RIVER DR

Parcel ID: 2410-810-0001-000-9

Sec/Town/Range: 10/35S/40E

Ownership

CROWNMAN FL LLC

10380 SW Village Center DR # 310

Port St Lucie, FL 34987-1931



DEVELOPMENT REVIEW

Property address or Location 515 S INDIAN RIVER DR
 Parcel ID #(s) 2410-810-0001-000-9
 Project description PD

Crownman FL LLC
Property Owner(s)
 10380 SW Village Center Drive, #310
 Street Address
 Port St. Lucie FL 34987
 City State Zip
 302-228-9929
 Phone Number
 kettlekat@aol.com
 Email Address

Kris Einstein
Applicant/Representative, Title, Company
 207 1/2 Orange Ave, Suite A
 Street Address
 Fort Pierce FL 34950
 City State Zip
 404-502-0086
 Phone Number
 trips@entertainair.com
 Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

[Handwritten signatures]
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
 The foregoing instrument was acknowledged before me this 30 day of March, 2018, by
Walter Brett who is personally known to me or has produced
 _____ as identification.

[Handwritten signature]
 Signature of Notary



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____
 Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____

Intake Date Stamp

DEVELOPMENT REVIEW

General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type

- | | | |
|--|--|--|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Conditional Use with New Const. | <input type="checkbox"/> Major Amendment |
| <input type="checkbox"/> Conceptual Development Plan | <input type="checkbox"/> Minor Amendment | |

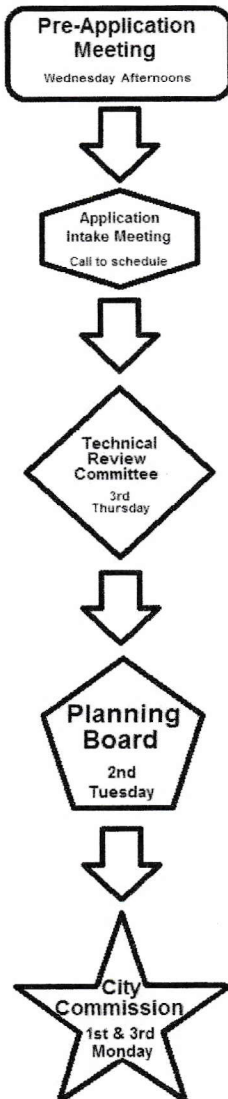
Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: _____

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
C1	C1	N/A	C1

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7) *N/A*
- Lighting Plan (see Section 22-58.d.8)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)